



NOTICE OF PREPARATION

City of Oceanside, California

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR)

Project: SkyHaven Residential Project

Lead Agency: City of Oceanside

Date: March 27, 2026

Pursuant to Public Resource Code Section 21080.1 the responsible agency has the authority to determine whether a project is exempt from this division and whether an environmental impact report or other California Environmental Quality Act (CEQA) document will be required. "If a proposed housing development project would otherwise be exempt from CEQA, pursuant to a statutory exemption, or categorical exemption "but for a single condition, detailed in the statutory exemption", "the application of [CEQA] to the approval of the proposed housing development project shall be limited to effects upon the environment that are caused solely by that single condition. Under Section 15082(a) of CEQA, the City of Oceanside will be the lead agency and will require preparation of a limited-scope environmental impact report for the project described below. The Project, as described below, meets all eligibility criteria for the CEQA Section 21080.66 statutory in-fill housing exemption, except that there is potential habitat for protected species identified as candidate, sensitive, or special status species by state or federal agencies. (Pub. Res. Code § 21080.66(a)(6); Govt. Code § 65913.4(a)(6).) CEQA defines a "condition" as a "physical or regulatory feature of the project or its setting or an effect upon the environment caused by the project. (Pub. Res. Code § 21080.1(a)(5)(A).) The presence of habitat on-site is the sole "condition" that makes the project ineligible for complete exemption pursuant to CEQA Section 21080.66. Therefore, the City, as the lead agency, will prepare a limited-scope environmental impact report ("EIR") that analyzes the project's potential to impact habitat for protected species. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR analyzing the effects upon the environment related to the presence of habitat. The City has concluded that the project could result in an environmental impact to habitat; and therefore, an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response to this NOP must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Manuel Baeza, Principal Planner, at (760) 435-3519.

Please mail or e-mail your written response by April 27, 2026 to:

Development Services Department
Attn: Manuel Baeza, Principal Planner
300 N. Coast Highway.
Oceanside, California 92054
E-Mail: mbaeza@oceansideca.org

City/County Location: City of Oceanside, County of San Diego

Applicant: Quatterra Multifamily Communities, LLC

Project Location: The 7.78 gross acre project site is located in the City of Oceanside and is identified by Assessor's Parcel Numbers (APNs) 168-020-64-00 and 168-030-45-00. The site is located on the south side of Sunset Drive and east side of Sky Haven Lane. Surrounding uses include vacant land, a mobile home park, and single-family residences to the north and west (within the City of Vista); a church and rural-residential uses to south and east (within unincorporated San Diego County); and vacant land and single-family residences to the south (within the City of Oceanside). The Project site is located approximately 0.3 miles southeast of State Route 78.

The Project site has a General Plan land use designation of High Density Residential (HD-R) and a zoning designation of High Density Residential (RH), and is within the Lake Neighborhood Planning Area.

Project Description: The Project proposes to develop the 7.78 gross acre site to provide 192 apartment homes within 7 buildings. The Project proposes 1.86 acres of roadway improvements within Sky Haven Lane and Sunset Drive, resulting in 5.92 net acres of developable area. The residences would consist of 163 market rate units and 29 units available to low-income households. The State of California's Density Bonus Law (SDBL) (Government Code §65915-65918) was established to promote the construction of affordable housing units and allows projects to exceed the maximum designated density and to use development standard waivers, incentives and concessions in exchange for providing affordable housing units in compliance with all current density bonus regulations. In accordance with SDBL, qualifying projects may choose to implement a reduced amount of density bonus, including, but not limited to, no increase in density. The City of Oceanside zoning regulations implement the state requirements. SDBL also entitles projects to certain development incentives or concessions and provides waivers from development standards that would physically preclude the project at the density proposed. The density bonus application does not propose an increase in density (the proposed total of 192 apartment units falls below the 225 units permitted in the RH zoning district), but will utilize waivers of development standards and may also use incentives/concessions if available. The Project would result in a density of 24.67 dwelling units per gross acre and 32.45 dwelling units per net acre.

The proposed buildings would have a contemporary Spanish architectural style and would be three and four-stories with a maximum height of 49 feet. The Project includes 13,500 square feet of common open space with a community pool area, and a 5,084 square foot clubhouse containing leasing offices, lounge and co-working spaces, a fitness center, and outdoor patio space adjacent to the pool area.

Landscaping coverage would be approximately 70,186 square feet (27.2 percent of the site) that would include ornamental trees, shrubs, and ground covers. The proposed tree canopy coverage is 31,285 square feet (12.1 percent) of the site. Retaining walls are proposed along the Project boundaries due to the existing site topography and would be up to 14 feet in height along the south and east site boundaries and up to 16 and 17 feet in height along the Sunset Drive and Sky Haven Lane. Trees, shrubs, and other landscaping plantings are proposed to screen the retaining walls.

Access to the site would be provided by a 28-foot-wide driveway along Sunset Drive at the northeast corner of the site. In addition, the Project includes installation of sidewalks along

the Project site frontages of Sunset Drive and Sky Haven Lane. The Project would provide a total of 314 parking spaces located in garages, carports, and surface parking areas. The Project would also provide a total of 119 bicycle parking spaces. A Development Plan is required to be approved for the proposed residential Project.

Potential Environmental Effects: As discussed above, the proposed Project is entitled to streamlined CEQA review pursuant to CEQA Sections 21080.1 and 21080.66. The Project meets all requirements of the Section 21080.66 statutory in-fill housing exemption, which was created by Assembly Bill 130, except for the presence of habitat for protected species identified as candidate, sensitive, or special status species by state or federal agencies. Pursuant to Public Resources Code Section 21080.1(b)(2), an environmental impact report prepared for a housing development project that qualifies for an exemption (statutory or categorical) except for a single “condition” is only required to examine the potential environmental impacts of the single condition.

The City of Oceanside has determined that the proposed project would otherwise be exempt from CEQA pursuant to the CEQA Section 21080.66 exemption, but for a single condition, which is the presence of habitat. Thus, an EIR will be prepared to evaluate the proposed project’s potential impacts on habitat and identify mitigation measures, as necessary, to reduce potential impacts. The Project’s single “condition” does not have the potential to result in any other environmental impacts.

PUBLIC SCOPING MEETING

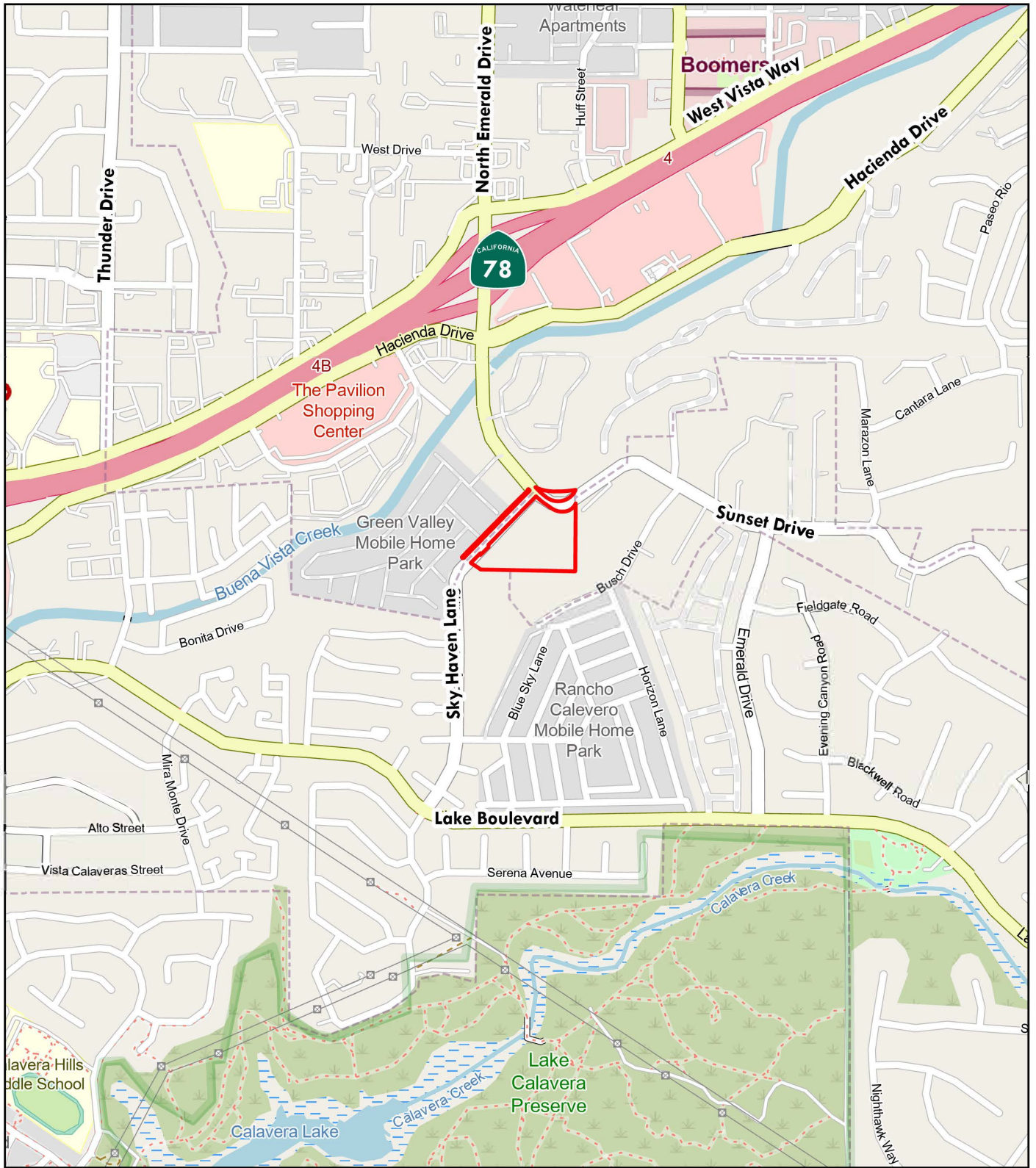
The City of Oceanside will hold a public scoping meeting to provide an overview of the project entitlement application and obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR) biological resources analysis. This meeting will take place on **Tuesday, April 21, 2026, at 6:00 p.m. at the El Corazon Event Center located at 3306 Senior Center Drive, Oceanside, CA 92056**. The meeting format will consist of a brief project presentation, followed by a public comment period. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Entitlement application materials for this project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City’s eTRAKIT website <https://crw.cityofoceaside.com/etrakit3/> under project number D25-00010.

Signature: _____
Manuel Baeza, Principal Planner

Date: March 27, 2026

Attachments: Figure 1, Location Map
Figure 2, Site Plan



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Legend

 Project Boundary

